

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Council members

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Roberta Moore, Planner I

**SUBJECT:** Site Plan, SP 6-1-03, Auto Recovery Service, Inc., 3290 SW 50 Avenue/  
Generally located on the east side of SW 50 Avenue, approximately 1200'  
north of SW 36 Street

**AFFECTED DISTRICT:** District 1

**TITLE OF AGENDA ITEM:** SP 6-1-03 Auto Recovery Service, Inc., Edd Weiner, ETW & Associates Architect / Planner Inc., 3290 SW 50 Avenue (M-3, Planned Industrial District)

**REPORT IN BRIEF:** The applicant requests site plan approval for the improvement of the 1.28 acre parcel to store repossessed vehicles in the rear lot. The existing site is a legal nonconforming site and as such needs to be brought up to current Town of Davie code. The applicant will be utilizing the existing building and is proposing seven parking spaces and one handicap parking space. The existing building is 25 feet in height and no alterations, other than paint, is proposed. The applicant has agreed with the Town of Davie Engineering Division that within 18 months of site plan approval the rear parking area will be paved in accordance with all Town of Davie governing rules and regulations. The parcel will have access only on SW 50 Avenue. The landscaping design meets the code requirements and enhances the appearance of the site in general.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the October 22, 2002, Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Ms. Aitken, to approve subject to staff's comments in the planning report; subject to engineering staff reviewing the handicapped spacing and verifying the five-foot verses the 96 inch walkway; that the applicant would go ahead and stripe the "accessibility" as requested if required by Engineering; and that the paving, drainage and grading plan would be acceptable to the Engineering Division (Motion carried 3-0, Mr. Engle and Mr. Evans absent).

**FISCAL IMPACT:** N/A

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration.

**Attachment(s):** Planning Report, Color Rendering of building, Land Use Map, Zoning and Aerial Map, Site Plan

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**TOWN OF DAVIE**  
**Development Services Department**  
**Planning & Zoning Division Staff**  
**Report and Recommendation**

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**APPLICANT INFORMATION**

<p><b><u>Owner</u></b> <b>Name:</b> Bill Garner  <b>Address:</b> 460 N. State Road 7 <b>City:</b> Plantation, Florida 33317 <b>Phone:</b> (954) 321-9669</p>	<p><b><u>Agent:</u></b> <b>Name:</b> Edd Weiner, ETW &amp; Associates Architect / Planner, Inc.  <b>Address:</b> 7301 NW 4 Street <b>City:</b> Plantation, Florida 33317 <b>Phone:</b> (954) 584-1224</p>
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**BACKGROUND INFORMATION**

**Application History:** None

**Application Request:** Site plan approval.

**Address/Location:** 3290 SW 50 Avenue, Davie, Florida 33314 / Generally located on the east side of SW 50 Avenue, approximately 1200' north of SW 36 Street

**Future Land Use Plan Designation:** Industrial

**Zoning:** M-3, Planned Industrial District

**Existing Use:** Vacant one (1) story warehouse

**Proposed Use:** Vehicle repossession facility

**Parcel Size:** 1.28 acres (55,669 square feet)

	<b><u>Surrounding Land</u></b>
	<b><u>Use Plan Designation:</u></b>
<b>North:</b>	Mason Elevator Company Industrial
<b>South:</b>	Ferncrest Industrial Park Industrial
<b>East:</b>	Ferncrest Industrial Park Industrial
<b>West:</b>	Florida's Turnpike Transportation

**Surrounding Zoning:**

**North:** M-4, Limited Heavy Industrial District (Hacienda Village)  
**South:** M-4, Limited Heavy Industrial District (Broward County)  
**East:** M-4, Limited Heavy Industrial District (Broward County)  
**West:** T, Transportation

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## ZONING HISTORY

**Previous Request on same property:** The parcel was rezoned (ZB 2-3-03) from M-4, Limited Heavy Industrial District (Hacienda Village) to M-3, Planned Industrial District by Town Council on May 7, 2003.

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## APPLICATION DETAILS

**The Applicant's SUBMISSION indicates the following:**

- 1. Site:** The applicant requests site plan approval for the 1.28 acre site located at 3290 SW 50 Avenue. The applicant is proposing to utilize the existing building and upgrade the parking and landscaping to Town of Davie Code. The total square footage of the building is 4,050 square feet. The site would be utilized for the storage of repossessed vehicles. The applicant has agreed to a timeframe of 18 months to complete the paving of the rear lot. A dumpster is provided on the south side of the building and Waste Management will have access during normal work hours. The only signage proposed for the site is located on the building. There is an existing concrete slab in the rear of the property which will be cut to accommodate the appropriate landscaping.
- 2. Buildings:** The existing height of the building is 25 feet. Based upon a color rendering provided at the Development Review Committee, the building will remain as is with the exception of new paint and additional landscaping and parking. The main color of the building will be ~~beige~~ light grey, the overhead doors and some striping will be ~~medium brown~~ black and the bottom portion of the building will be ~~light brown~~ dark grey. All colors and names are from Sherwin Williams.
- 3. Access and Parking:** Access to the site is on SW 50 Avenue and seven (7) standard and one (1) handicap parking space are provided.
- 4. Landscaping:** The site plan shows 29% open space for the overall site, whereas 20% open space is required by code. The landscaping will consist of Washingtonia Palm, Bald Cypress, Live Oak, Green Buttonwood, Golden May, Coconut and Everglades Palm. Shrubs and ground cover includes Tree Standard Hawthorne, Varigated Pittosporum, Cocoplum, Wax Jasmine, Florida Gama Grass, Varigated Arboricola, Dwarf Yaupon, Crinum Lily, Yew, Dwarf Allamanda, Cardboard Plant, Golden Canna, and Dwarf Shore Juniper.

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## Significant Development Review Agency Comments

This item was reviewed on July 8, 2003 by the Development Review Committee. The following comments, while not violations of the Land Development Code shall be addressed prior to final Site Plan approval by Town staff.

### Planning and Zoning:

1. Provide a paving plan for the rear of the property.

### **Landscaping:**

1. Indicate the species of sod that is going to be used.

### **Engineering:**

#### **1. General Comments:**

- The back lot area shall be bonded 110 percent of a signed and sealed professional engineer's estimate that has been reviewed and found acceptable to the Town of Davie.

#### **2. Drainage:**

- Provide a revised grading and drainage plan prepared by a signed and sealed Professional ~~Architect~~ Engineer.

#### **3. Survey:**

- Provide a revised survey with additional information regarding the rear area catchbasin, i.e. identification of the grate elevation and interior pipe inverts.
- Provide additional information regarding the two monitoring wells found on site.

#### **4. Site Plan:**

- Provide an accessible route between SW 50 Avenue and the accessible entrance to the existing building.
- If providing a handicap van accessible space it must have a 96-inch wide access aisle.

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### **Applicable Codes and Ordinances**

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

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### **Comprehensive Plan Considerations**

**Planning Area:** The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of

University Drive and State Road 84. Commercial flexibility has been applied to lands designated Industrial on Nova Drive.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 58. Platting of the subject site is not required since there is no proposal for construction of a new structure.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-7:* Adopted land development regulations shall continue to set forth setbacks or separation regulations, landscaping requirements, and minimum open space criteria to enhance living and working environments.

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### Staff Analysis/Findings of Fact

Staff finds that the site plan is not in conformance with all applicable Codes, and Ordinances due to the outstanding comments as stated below.

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### Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to Site Plan Committee for further consideration subject to:

1. Provide a paving plan for the rear of the property.
2. Provide a revised grading and drainage plan prepared by a signed and sealed Professional ~~Architect~~ Engineer.

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### Site Plan Committee Recommendation

At the October 22, 2002, Site Plan Committee meeting, Mr. Breslau made a motion, seconded by Ms. Aitken, to approve subject to staff's comments in the planning report; subject to engineering staff reviewing the handicapped spacing and verifying the five-foot verses the 96 inch walkway; that the applicant would go ahead and stripe the "accessibility" as requested if required by Engineering; and that the paving, drainage and grading plan would be acceptable to the Engineering Division (Motion carried 3-0, Mr. Engle and Mr. Evans absent).

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### Exhibits

1. Site plan
2. Future Land Use Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



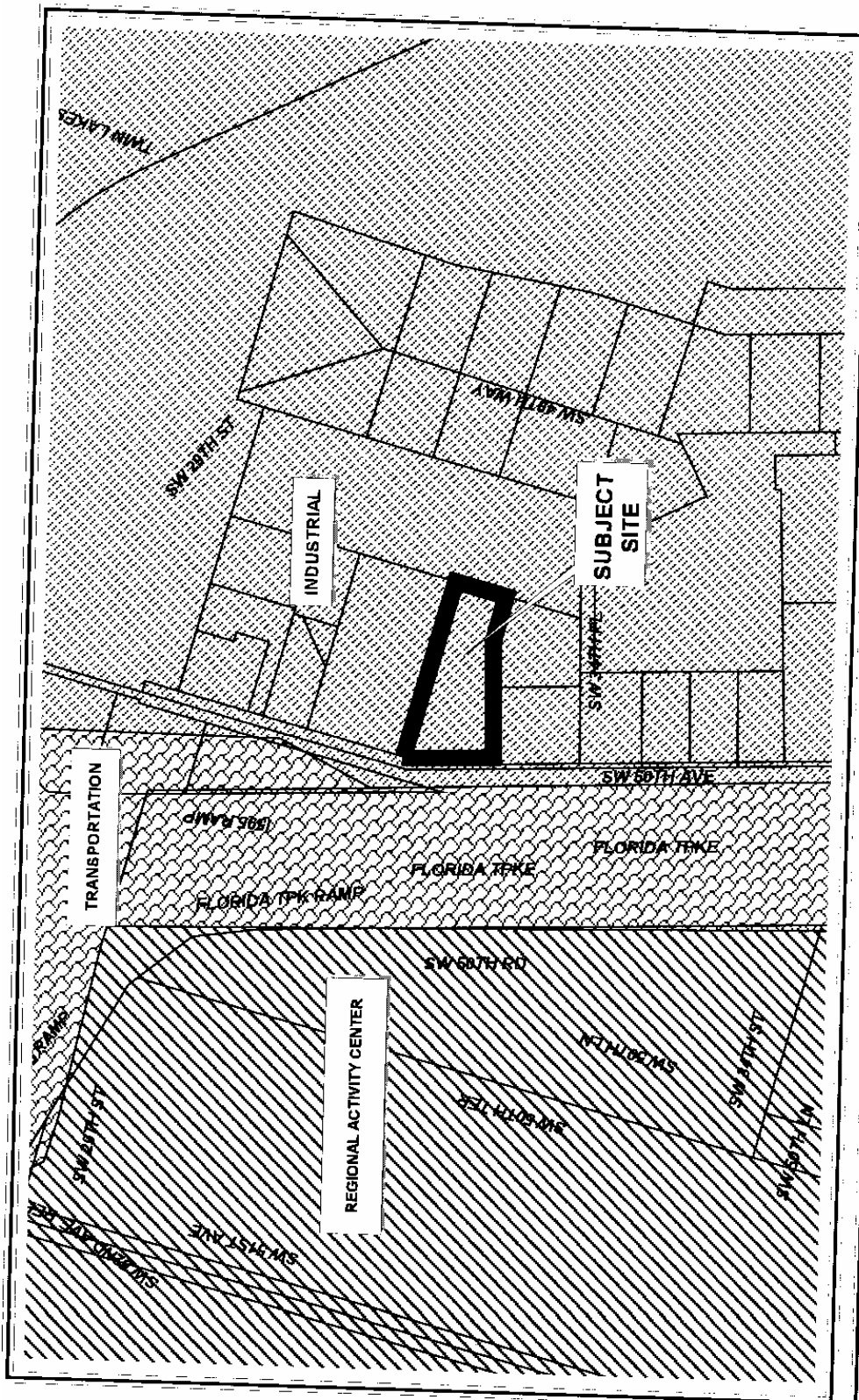
AUTO RECOVERY SERVICES, INC.



etw & associates architect/planner, inc.

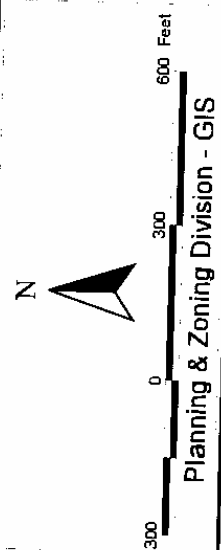
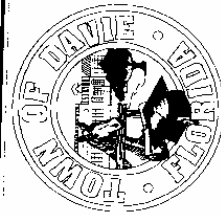
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# **SITE PLAN** **SP 6-1-03** **Future Land Use Map**

Date Prepared: 9/25/03  
 Prepared By: ILD



Planning & Zoning Division - GIS



